

Strategic Planning Framework Assessment Tables

1 Greater Sydney Region Plan

Objective	Comment
Infrastructure and Collaboration	
O1: Infrastructure supports the three cities	The proposal will increase the quantum of employment generating floorspace in a location that is well served by existing road, public transport (bus and rail) and active travel (cycling and pedestrian) infrastructure.
O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
O3: Infrastructure adapts to meet future needs	The site is also located within 400 metres of the future Crows Nest Metro Station and facilitates the realisation of the economic, social and place making opportunities created by public investment. The sites location will ensure that infrastructure use is optimised. This planning proposal will implement the outcomes of the Region Plan, the District Plan and the 2036 plan, which was collaboratively developed by government, the community, businesses and key stakeholders. The proposal seeks to leverage and collaborate with existing health and education uses within the St Leonards and Crows Nest area to strengthen and develop the wider health and education precinct.
O4: Infrastructure use is optimised	
O5: Benefits of growth realised by collaboration of governments, community and business	
Liveability	
O6: Services and infrastructure meet communities changing needs	The Planning Proposal relates solely to the proposed redevelopment of the site for non-residential, employment generating purposes. Accordingly, it is not likely to create significant additional demand for infrastructure and is not subject to the Special Infrastructure Contribution (SIC) under the 2036 St Leonards Crows Nest Plan. The site is strategically located in proximity to services and infrastructure including the Crows Nest Village, the St Leonards and North Sydney Strategic Centres. The site has good access to infrastructure services including the future Crows Nest metro station and St Leonards and Wollstonecraft train stations. The Region Plan states that integrated planning for health services is required to make it easier for people to access a comprehensive health system, including allied health services. The site is

Objective	Comment
	<p>strategically located in the St Leonards Health and Education Precinct, providing opportunities for strategic partnerships with nearby hospitals, including the Mater Hospital, Royal North Shore Hospital and North Shore Private Hospital, for allied health-related uses.</p> <p>The Planning Proposal is accompanied by a letter that outlines the monetary contribution that Silvernight (Crows Nest) Landowner Pty Ltd may include in a letter of offer to enter into a Voluntary Planning Agreement (VPA) with Council.</p>
<i>O7: Communities are healthy, resilient and socially connected</i>	<p>This objective seeks to deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities. The Planning Proposal achieves this by:</p> <ul style="list-style-type: none"> • prioritising opportunities for people to walk, cycle and use public transport • activates the street frontage to both Pacific Highway and Bruce Street • the podium level provides a human scale with active street life
<i>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</i>	<p>Whilst this objective is not strictly relevant to the Planning Proposal, it is noted that the proposal seeks to provide around 22,853m² of employment generating floorspace which, depending on permissibility in the B4 zone, could include creative and innovative industries.</p>
<i>O12: Great places that bring people together</i>	<p>This Planning Proposal will facilitate the urban renewal of an outdated commercial development at the site and contribute to the revitalisation of Crows Nest through attracting new workers to the locality.</p> <p>The proposed podium level provides a human scale and aligns with the adjoining heritage item at 286 Pacific Highway. In addition, an active street frontage is provided to both Pacific Highway and Bruce Street.</p> <p>The building envelope presents as 13 storeys to Pacific Highway. The building height is tiered to the rear to minimise potential overshadowing of the residential properties located to the west of the site.</p>
<i>O13: Environmental heritage is identified, conserved and enhanced</i>	<p>The site does not contain any heritage items. However, there is an adjoining heritage item at 286 Pacific Highway and a number of heritage items and conservation areas within the vicinity of the site.</p>
Productivity	
<i>O14: A Metropolis of Three Cities – integrated land use and transport creates walkable and 30-minute cities</i>	<p>Objective 14 outlines the relationship between connectivity and productivity and supports the creation of a ‘30-minute city’ to ensure residents can access metropolitan centres within 30 minutes by public transport.</p>

Objective	Comment
	<p>The proposal promotes integrated land use planning by providing employment in close proximity to the Crows Nest Village and the St Leonards and North Sydney Strategic Centres, promoting walkability.</p> <p>As part of the 30-minute city vision it is aimed that people will be able to access their nearest strategic centre and metropolitan centre in 30 minutes by public transport. Following the opening of the Metro in 2024 the site will be able to access:</p> <ul style="list-style-type: none"> • North Sydney (Victoria Cross) by Metro in approximately 7 minutes • Sydney CBD (Martin Place) by Metro in approximately 12 minutes • Chatswood by Metro in approximately 10 minutes • Macquarie Park by Metro in approximately 18 minutes
<i>O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive</i>	<p>The site is located along the Eastern Economic Corridor between the strategic centres of North Sydney and St Leonards and within the St Leonards Health and Education Precinct. The proposal will facilitate investment in Crows Nest that will provide valuable employment generating floor space to enhance the competitiveness of the corridor.</p> <p>Additionally, with the Sydney Metro opening in 2024, the site will be able to access key strategic centres via public transport along the corridor in less than 30 minutes.</p>
<i>O21. Internationally competitive health, education, research and innovation precincts</i>	<p>The site is strategically located in the St Leonards Health and Education Precinct, providing opportunities for strategic partnerships with nearby hospitals for health-related uses including the Mater Hospital, Royal North Shore Hospital and North Shore Private Hospital. The provision of 22,853m² of employment generating floorspace is likely to provide opportunities for medical premises on the subject site which will support and strengthen the health and education precinct.</p>
<i>O22: Investment and business activity in centres</i>	<p>The site is strategically located between the North Sydney and St Leonards strategic centres. The proposal therefore provides an opportunity to collaborate with and support the economic function of these centres, creating synergistic benefits.</p> <p>Through the provision of employment generating floor space is a suitable location the proposal will positively contribute to achieving the job targets established for St Leonards and Crows Nest under the 2036 Plan.</p>
Sustainability	
<i>O30: Urban tree canopy cover is increased</i>	<p>The proposal includes street tree planting together with landscaped roof and podium gardens to facilitate a greater landscaping and canopy coverage on the site.</p>

Objective	Comment
<i>O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change</i>	<p>The objective seeks to mitigate climate change by reducing the emission of greenhouse gases to prevent more severe climate change and adapting to manage the impacts of climate change.</p> <p>This planning proposal seeks to facilitate greater use of public transport to combat the use of private vehicles and in doing so reduce greenhouse emissions.</p>
<i>O34: Energy and water flows are captured, used and re-used</i>	Energy efficiency and sustainable measures will be incorporated into the design to reduce the carbon footprint of the development.
<i>O35: More waste is re-used and recycled to support the development of a circular economy</i>	The Applicant is committed to managing resource consumption by minimising waste, increasing energy efficiencies and lessening environmental impact where possible. Such measures will be explored in greater detail as part of the detailed design stage.

2 North District Plan

Planning Priority	Comment
Infrastructure and collaboration	
N1: Planning for a city supported by infrastructure	<p>The proposal increases the quantum of employment generating floorspace in a location that is well served by existing road, public transport (bus and rail) and active travel (cycling and pedestrian) infrastructure.</p> <p>The site is also located within 400 metres of the future Crows Nest Metro Station and facilitates the realisation of the economic, social and place making opportunities created by public investment.</p> <p>The sites location, within walking distance of rail, metro and bus services, will ensure that infrastructure use is optimised.</p> <p>This planning proposal will implement the outcomes of the Region Plan, the District Plan and the St Leonards Crows Nest 2036 plan, which were collaboratively developed by government, the community, businesses and key stakeholders.</p>
N2: Working through collaboration	
Liveability	
N3: Providing services and social infrastructure to meet people’s changing needs	<p>The Planning Proposal relates solely to the proposed redevelopment of the site for non-residential, employment generating purposes. Accordingly, it is not likely to create significant additional demand for infrastructure and is not subject to the Special Infrastructure Contribution (SIC) under the 2036 St Leonards Crows Nest Plan.</p> <p>The site is strategically located in proximity to services and infrastructure including the Crows Nest Village, the St Leonards and North Sydney Strategic Centres.</p> <p>The site has good access to infrastructure services including the future Crows Nest metro station and St Leonards and Wollstonecraft train stations.</p> <p>The Region Plan states that integrated planning for health services is required to make it easier for people to access a comprehensive health system, including allied health services. The site is strategically located in the St Leonards Health and Education Precinct, providing opportunities for strategic partnerships with nearby hospitals, including the Mater Hospital, Royal North Shore Hospital and North Shore Private Hospital, for allied health-related uses.</p>

Planning Priority	Comment
	The Planning Proposal is accompanied by a letter that outlines the monetary contribution that Silvernight (Crows Nest) Landowner Pty Ltd may include in a letter of offer to enter into a VPA with Council.
<i>N4: Fostering healthy, creative, culturally rich and socially connected communities</i>	<p>This objective seeks to deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities. The planning proposal achieves this by:</p> <ul style="list-style-type: none"> • prioritising opportunities for people to walk, cycle and use public transport • activates the street frontage to both Pacific Highway and Bruce Street • the podium level provides a human scale with active street life
<i>N6: Creating and renewing great places and local centres, and respecting the District's heritage</i>	<p>This planning proposal will facilitate the urban renewal of an outdated commercial development and contribute to the revitalisation of Crows Nest through attracting new workers to the locality.</p> <p>The proposed podium level provides a human scale and aligns with the adjoining heritage item at 286 Pacific Highway. In addition, an active street frontage is provided to the Pacific Highway.</p> <p>The building envelope presents as 13 storeys to Pacific Highway. The building height is tiered to the rear to minimise potential overshadowing of the residential properties located to the west of the site.</p> <p>A HIS has been prepared by NBRS + Partners (Appendix 6). This report concludes that:</p> <ul style="list-style-type: none"> • the Planning Proposal has been guided by a series of identified heritage principles to ensure the new development is sympathetic with the heritage context of the site • the proposal will retain the established cultural significance of the Holtermann Estate Conservation Area and the heritage items in the vicinity of the site • the proposed minor alterations are consistent with the heritage objectives of the North Sydney LEP 2013 and the North Sydney DCP 2013
Productivity	
<i>N8: Eastern Economic Corridor is better connected and more competitive</i>	<p>The North District Plan includes three health and education precincts, including the St Leonards Health and Education Precinct.</p> <p>The site is strategically located in this precinct, providing opportunities for strategic partnerships with nearby hospitals for health-related uses including the Mater Hospital, Royal North Shore Hospital and North Shore Private Hospital. The provision of 22,853 m² of employment generating</p>
<i>9: Growing and investing in health and education precincts</i>	
<i>N10: Growing investment, business opportunities and jobs in strategic centres</i>	

Planning Priority	Comment
<i>N13: Supporting growth of targeted industry sectors</i>	<p>floorspace is likely to provide opportunities for medical premises on the subject site which will support and strengthen the health and education precinct.</p> <p>The North District Plan establishes an employment target of between 54,000 and 63,500 jobs in the St Leonards Health and Education Precinct by 2036.</p> <p>There are few prospects for a large commercial-only development in St Leonards and Crows Nest. Sites with consolidated ownership like the subject site provide opportunities to facilitate commercial-only development in the short-medium term.</p> <p>The planning proposal supports the economic objectives of the District Plan as it represents a significant investment in the St Leonards Health and Education Precinct and will provide additional employment generating floor space, required to achieve the abovementioned job targets.</p>
<i>N12: Delivering integrated land use and transport planning and a 30-minute city</i>	<p>N12 supports the creation of a '30-minute city' to ensure residents can access metropolitan centres within 30 minutes by public transport.</p> <p>The proposal promotes integrated land use planning by providing employment in close proximity to the Crows Nest Village and the St Leonards and North Sydney Strategic Centres, promoting walkability.</p> <p>As part of the 30-minute city vision it is aimed that people will be able to access their nearest strategic centre and metropolitan centre in 30 minutes by public transport. Following the opening of the Metro in 2024 the site will be able to access:</p> <ul style="list-style-type: none"> • North Sydney (Victoria Cross) by Metro in approximately 7 minutes • Sydney CBD (Martin Place) by Metro in approximately 12 minutes • Chatswood by Metro in approximately 10 minutes • Macquarie Park by Metro in approximately 18 minutes
Sustainability	
<i>N19: Increasing urban tree canopy cover and delivering Green Grid connections</i>	The proposal includes street tree planting together with landscaped roof and podium gardens to facilitate a greater canopy coverage on the site.
<i>N21: Reducing carbon emissions and managing energy, water and waste efficiently</i>	Energy efficiency and sustainable measures will be incorporated into the design to reduce the carbon footprint of the development.

3 St Leonards and Crows Nest 2036 Plan

Priority	Action	Comment
Place		
<i>Infrastructure and collaboration</i>	Investigate opportunities for improved connections to the health and education precinct.	<p>The site is strategically located nearby to established health uses including the Mater Hospital, Royal North Shore Hospital and the North Shore Private Hospital</p> <p>The proposal seeks to leverage and collaborate with existing health and education uses within the St Leonards and Crows Nest area to strengthen and develop the wider health and education precinct.</p>
<i>Liveability</i>	Retain the current heritage status in existing planning controls	No changes to heritage controls are proposed.
	Transition heights from new development to surrounding Heritage Conservation Areas	<p>The site is physically separated from the Holtermann Estate C heritage conservation area by Pacific Highway and neighbouring buildings on this street frontage.</p> <p>A HIS has been prepared by NBRS + Partners which identifies that the proposal will retain the established cultural significance of the Holtermann Estate Conservation Area and the heritage items in the vicinity. The contribution each heritage item makes to the historic character of the area will be retained, albeit in the altered urban context as envisaged in the 2036 Plan. These items will continue to be legible as historic buildings of high architectural quality, making an important contribution to the streetscape.</p> <p>The proposed height of 13 storeys is consistent with the building height envisaged under the 2036 Plan. In addition, the 3 storey street wall height appropriately responds to the adjoining heritage item at 286 Pacific Highway and the wider streetscape. The proposal will therefore provide an appropriate transition to the Holtermann Estate Conservation Area and neighbouring heritage items.</p>
	New development should adopt the street wall height consistent with existing heritage shopfronts for new buildings in the same street.	<p>The site is bounded to the north by the locally listed heritage item at 286 Pacific Highway, the Former North Shore Gas Co Building (I0150). The front façade of this heritage item comprises two storeys, of which the ground floor has been substantially altered and includes a single glazed entry at the northern end.</p> <p>The street wall height and podium design of the new building on the site is an important aspect of responding to the scale of the neighbouring heritage item. The</p>

Priority	Action	Comment
		height of the street wall will align with the height of this heritage item while design principles will ensure the proposal appropriately responds to the façade design of the Former North Shore Gas Co Building
	Maintain current planning controls along Willoughby Road to retain its village feel and character	The site is not located on Willoughby Road. Notwithstanding the proposed street wall height compliments the surrounding area and maintains a human scale at streetscape level.
	Improve the public domain by introducing 'green streets' along Oxley, Mitchell, and Chandos Streets to allow for setbacks with grass and canopy trees.	N/A. It is noted that street tree and podium level planting will complement the greening of streets.
	Investigate inclusion of shared zones along Clarke Lane including the provision of traffic calming measures.	N/A
	New development should consider its place within country, including Aboriginal heritage by (at least) consulting with the Metropolitan Local Aboriginal Land Council	The site is not in the ownership of the Aboriginal Land Council nor are there any known Aboriginal objects or places of heritage significance within the site.
<i>Sustainability</i>	Widen key streets (including Atchison Street) to support more active uses and allow for green elements e.g. planter boxes.	N/A
Landscape		
<i>Infrastructure and collaboration</i>	Leverage the improved amenity and connectivity opportunities from Lane Cove Council's proposed St Leonards Plaza, through: <ul style="list-style-type: none"> Investigate improvements for pedestrian crossings of Pacific Highway. New/improved connections to the regional pedestrian cycling link. Support for investigation of an indented bus stop as part of the plaza. Support for links to recent and	N/A

Priority	Action	Comment
	proposed development either side of Council's future St Leonards Plaza.	
<i>Sustainability</i>	Protect and enhance natural links through the area. Refer to final Green Plan.	N/A. The site is not identified by the 2036 Plan as containing natural or through site links.
	Work with North Sydney Council to redevelop Holtermann Street carpark by bringing forward development contributions	N/A
	Investigate opportunities to upgrade Hume Street Park consistent with North Sydney Council policy	N/A
	Introduce landscaped street setbacks along Oxley, Mitchell, and Chandos Streets to allow for additional street trees	N/A
	Maintain and expand tree canopy in St Leonards South to meet tree canopy target for the area identified at page 3. Investigate opportunities to expand Newlands Park and new public park in St Leonards South.	N/A
Built Form		
<i>Infrastructure and collaboration</i>	Deliver a transit-oriented development at the Crows Nest Metro Station sites	<p>The site benefits from access to existing and planned public transport infrastructure including the future Crows Nest Sydney Metro Station, located within 400m of the site.</p> <p>The proposal therefore provides an opportunity to deliver transit-orientated development.</p>
<i>Liveability</i>	Apply design principles for solar amenity, configuration, and interface between areas of transition.	<p>A detailed analysis of the proposal's compliance with the solar access controls of the 2036 Plan is provided in Section 5.3 of the report. In summary the proposal is fully compliant with the applicable solar access controls.</p> <p>The proposed street wall height and podium provides an appropriate transition to surrounding areas, and appropriately responds to the existing and future character of the St Leonards and Crows Nest area outlined in the 2036 Plan vision.</p>

Priority	Action	Comment
	New development should be sympathetic to existing buildings with appropriate setbacks and street wall height (pages 69 and 70)	The proposal complies with the setback and street wall heights outlined by the 2036 Plan and is compatible with the future desired character of the area.
	Adopt reverse setbacks and active street frontages to improve the interface between new buildings and the public domain along Atchison Street and Clarke Lane.	N/A
	Provide stepped setbacks for properties on the south side of Henry Lane to provide a sympathetic interface with Naremburn Heritage Conservation Area	N/A
	Provide appropriate transitions in height to adjoining low scale residential areas.	<p>The 2036 Plan provides a building height of 13 storeys for the site. The proposal is consistent with this height.</p> <p>It is noted that design elements such as the street wall height, setback and tiered upper floor levels ensure that the building envelope will provide an appropriate transition to adjoining low scale residential areas to the west. These design elements also mitigate potential overshadowing to neighbouring residential properties.</p>
	Minimise overshadowing of key open spaces, public places and adjoining residential areas. Solar height planes should be adhered to as indicated within the Solar Access Map (page 38).	As detailed in Section 5.3 of the report, the proposal complies with the solar height planes indicated in the 2036 Plan Solar Access Map.
	Provide transitions in height from the lower scale development at Willoughby Road, Crows Nest, to tall buildings in the St Leonards Core.	The proposal is consistent with the building height of 13 storeys envisioned for the site under the 2036 Plan.
	Adopt objectives from the Government Architect NSW's Evaluating Good Design Policy in the drafting of new planning provisions	The proposal has been designed with consideration of the Government Architect NSW's Evaluating Good Design Policy.
Sustainability	Provide a landscaped front setback to Oxley Street between Clarke and Chandos	N/A

Priority	Action	Comment
	Streets to encourage a sensitive interface to areas east of Oxley Street.	
Land Use		
<i>Infrastructure and collaboration</i>	Investigate further opportunities to strengthen the health and education precinct including the identification of education pathways through TAFE and other institutions, physical connection to support collaboration and identify opportunities to share new and existing facilities.	<p>The site is strategically located nearby to established health uses including the Mater Hospital, Royal North Shore Hospital and the North Shore Private Hospital</p> <p>The proposal seeks to leverage and collaborate with existing health and education uses within the St Leonards and Crows Nest area to strengthen and develop the wider health and education precinct.</p>
	Commit SIC funding to provide infrastructure that caters for all age demographics including pedestrian and cycle links and parks	N/A – proposal is entirely non-residential and therefore not subject to the SIC
<i>Liveability</i>	Include opportunities through amendments to planning controls to encourage a range of dwelling typologies to cater for the diverse community in St Leonards and Crows Nest.	N/A
	Concentrate higher density housing along the Pacific Highway between the St Leonards Station and Crows Nest Metro Station and transition to lower density living options in the surrounding area.	N/A
	Encourage a mixture of densities in St Leonards South.	N/A
	Undertake investigations to identify an appropriate target for affordable housing in the area, consistent with each Councils affordable rental housing target schemes.	N/A
	Explore build-to-rent opportunities within the precinct.	N/A
<i>Productivity</i>	Encourage a balance of commercial and residential uses within the St Leonards	N/A. The site is not located within the St Leonards Core. It is noted that a non-residential FSR of 5.6:1 is proposed. This ensures that the redevelopment of the

Priority	Action	Comment
	Core with a minimum non-residential floor space requirement for the B4 Mixed Use zone to meet North District Plan high jobs target	site will be for commercial purposes with approximately 22,853m ² of employment generating floor space to meet the forecast demand of 16,500 jobs within the St Leonards and Crows Nest Precinct by 2036
	Permit mixed-use development on key sites to encourage the renewal of St Leonards through the delivery of new A-grade commercial floor space (page 65)	<p>The site is uniquely positioned to provide a large commercial only development in St Leonards and Crows Nest to satisfy the employment targets identified by the 2036 Plan.</p> <p>As detailed in the Economic Advice prepared by SGS (Appendix 5) the site is well suited for boutique A-grade commercial office space catering to knowledge and health workers wanting to be near the Mater Hospital, near the Melanoma clinic, or workers needing quality floorspace from broader markets.</p> <p>The site is one of the largest in the precinct with capacity for uplift and is in single ownership to ensure certainty of delivery. Furthermore, the proposed non-residential FSR control of 5.6:1 ensures the site will be developed for commercial purposes.</p> <p>This is a key aspect of the development noting SGS's analysis of the development pipeline in the St Leonards and Crows Nest area which has identified that mixed use developments dominate the current employment pipeline in St Leonards. These developments are mostly decreasing the current quantum of commercial floorspace and may not provide the consolidated A-grade office floorspace which would be needed to attract large corporate tenants to St Leonards and to enable it to compete with other major employment centres.</p> <p>The proposal will provide modern employment generating floor space consolidated in a commercial-only building with a strong sense of address that provides good prospects for leveraging economic opportunities in St Leonards and meeting employment targets.</p>
	Retain B3 Commercial Core zone on appropriate sites to maintain future viability of the St Leonards Core (page 65).	N/A
	Protect and manage the Artarmon Employment Area.	N/A

Priority	Action	Comment
	Enable flexibility in planning controls to consider innovative and complementary health and education related uses on a site by site basis within the Artarmon Employment Area and health and education precinct	N/A
	Investigate new early childhood, schools and tertiary education facilities in the Precinct, supported via SIC funding.	The site is strategically located within the precinct, providing opportunities for partnerships with nearby hospitals for health and education related uses.
	Investigate introduction of Complying Development Provisions for cafes, restaurants and retail with extended trading hours.	N/A
	Ensure land is available at Royal North Shore Hospital for future expansion of health uses.	N/A
	Encourage the location of additional retail in the St Leonards Core and Crows Nest Village rather than the Artarmon Employment Area	The proposal includes retail at ground floor level which will activate the area and provide additional retail floorspace in an appropriate location.
	Support investigations into the Herbert Street Precinct to provide new health services, affordable and key worker housing and additional education facilities.	N/A
Movement		
<i>Infrastructure and collaboration</i>	Provide clear, continuous and direct pedestrian and cycle routes to priority destinations such as St Leonards Station and surrounding commercial core, the future Crows Nest Sydney Metro Station, Royal North Shore Hospital and St Leonards TAFE.	<p>The site is well positioned to connect and integrate within the surrounding pedestrian and cycle network.</p> <p>The proposal includes end of trip facilities which will encourage active modes of transport.</p>

Priority	Action	Comment
	Investigate footpath improvements: <ul style="list-style-type: none"> Enhance amenity and connectivity along Clarke Lane to support access to the Crows Nest Metro Station with a continuous shared path treatment and reverse setbacks at ground level. Widen the footpath along Sergeants Lane to support access to St Leonards Station and complement plans for active retail along Atchison Street. Provide shade and shelter for pedestrians with reverse setbacks along Atchison Street and tree lined green streets along Chandos, Oxley and Mitchell Streets. 	N/A
	Investigate cycle path improvements: <ul style="list-style-type: none"> Prioritise delivery of cycle infrastructure identified by North Sydney Council and Bike North including dedicated cycle lanes on Henry Lane and Burlington Street. Bicycle crossing facilities should form part of upgrades to the signalised intersections along cycling routes including where they cross Pacific Highway and Oxley Street. Cycling infrastructure along the Pacific Highway is identified as a long-term consideration contingent upon a detailed assessment of the effects of major infrastructure investments as part of detailed traffic and transport modelling currently underway. 	N/A

Priority	Action	Comment
	Deliver a regional pedestrian and cycling link to connect the area and regional open space	N/A
	Improve pedestrian crossings: <ul style="list-style-type: none"> Investigate providing an additional pedestrian crossing on the Pacific Highway at Portview Road, to be funded through the SIC. Investigate providing an additional pedestrian crossings at existing intersections on the Pacific Highway at Oxley Street to be funded through the SIC. Investigate delivery of the crossing at Oxley Street as part of Crows Nest Station integration works. Investigate access over the railway line at River Road to link Duntroon Avenue to Lithgow Street by widening the rail bridge on the northern side of River Road to allow pedestrians and cyclists to pass each other. Review the crossing on the eastern side of River Road for lights or a signal. Investigate providing improved pedestrian crossings along key walking and cycling streets including but not limited to Chandos Street, Willoughby Road, Atchison Street, and Clarke Lane. Investigate a new pedestrian tunnel under the Pacific Highway connecting the new Crows Nest Metro Station and areas south of the Pacific Highway. 	N/A

Priority	Action	Comment
	Undertake road network improvements: <ul style="list-style-type: none"> Investigate the provision of dual lanes along Chandos Street from Willoughby Road to Mitchell Street, including a dual circulating lane for the westbound direction of the roundabout. This will require the removal of parking in the AM peak (consideration of retention during PM). Investigate signalisation of Oxley Street and Albany Street from its existing roundabout configuration and ban parking on Albany Road between the Pacific Highway and Willoughby Road. Short lane for the right-hand turn into RNSH on Herbert Street by removing 30m of parking (to allow for southbound through vehicles to go around right turning vehicles) Parking bans in the northbound direction on Greenwich Road between River Road and Pacific Highway in the PM peak. Consideration can be given to retain parking in the AM peak. Clearways along Pacific Highway between Albany and Falcon Street 	N/A
	Provide a pedestrian and cyclist extension from the Herbert Street bridge to improve east west connectivity.	N/A

Priority	Action	Comment
	Limit the amount of car parking provided for new developments.	As detailed in the Traffic and Parking Study (Appendix 7) the proposal includes a three-level basement car park that could accommodate up to 202 parking spaces. This is significantly less than the maximum standard set out in the NSDCP 2013. The proposal of restrained parking at this site would restrict private car use and minimise the impact on road network.
	Subject to further investigations, provide funding of a right hand turn only movement from the Pacific Highway to Oxley Street for south bound traffic to reduce traffic in St Leonards Core created by the current limitation on this movement.	N/A
<i>Sustainability</i>	Improve pedestrian and cyclist comfort with tree lined streets along Reserve Road, Westbourne, Herbert, and Frederick Streets	N/A. It is noted that the proposal will include street tree planting to Pacific Highway, promoting pedestrian and cyclist comfort.
	Promote the provision of end of trip facilities to support cycling.	The proposal includes end of trip facilities which will encourage active modes of transport.
	Encourage the use and implementation of car share facilities.	As detailed in the Traffic and Parking Study (Appendix 7) on site car share spaces can be designated to densify the car share locations in the local area and further reduce business-related car trips. This would be addressed at the detailed design stage

Planning Control	St Leonards & Crows Nest 2036 Plan	Compliance
Implementing The Plan		
Land use zone	B4 Mixed Use	Complies
Height of buildings	13 storeys	Complies
Floor space ratio (FSR)	5.6:1	<p>5.6:1 and a site-specific clause is proposed to permit an FSR of 6.02:1, provided any additional floor space above 5.6:1 is located below ground level - Variation proposed.</p> <p>The proposed FSR variation is considered acceptable for the following reasons:</p> <ul style="list-style-type: none"> the additional FSR above the recommended FSR in the 2036 Plan is provided below ground level and therefore will have no impact on the height, bulk and scale of the future building on the Site the proposed building envelope is fully compliant with the building height, street wall height and setback controls within the 2036 Plan, ensuring the bulk and scale of the development is appropriate for the Site the proposal complies with the solar access requirements within the 2036 Plan, maintaining 2 hours of solar access to residential areas inside the boundary of the 2036 Plan between 9am – 3pm. This includes the properties located to the west of the Site on Sinclair Street which achieve 2 hours of solar access between 1pm – 3pm
Non-residential FSR	5.6:1	5.6:1
Street wall height	3 storey street wall height	Complies
Setbacks	Front: 0 metres (to Pacific Highway):	Complies
	Rear: 6 metres (to rear of properties fronting Sinclair Street)	Complies

Planning Control	St Leonards & Crows Nest 2036 Plan	Compliance
Solar Access	No additional overshadowing of nominated public open space between 10am - 3pm	Complies
	No additional overshadowing of nominated streetscapes between 11.30am - 2.30pm	Complies
	Maintain at least 2 hours of solar access to residential areas inside the boundary of the plan between 9am – 3pm	Complies
	Maintain at least 3 hours solar access to Heritage Conservation Areas inside the boundary of the plan for at between 9am – 3pm	Complies
	Maintain solar access to residential areas outside the boundary of the plan for the whole time between 9am – 3pm	Complies

4 North Sydney Local Strategic Planning Statement

Planning Priority	Comment
Infrastructure and collaboration	
<i>I1 – Provide infrastructure and assets that support growth and change</i>	<p>The proposal will increase the quantum of employment generating floorspace in a location that is well served by existing road, public transport (bus and rail) and active travel (cycling and pedestrian) infrastructure.</p> <p>The site is also located within 400 metres of the future Crows Nest Metro Station and facilitates the realisation of the economic, social and place making opportunities created by public investment.</p>
Livability	
<i>L2 – Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community</i>	<p>The site is strategically located in proximity to services and infrastructure including the Crows Nest Village, the St Leonards and North Sydney Strategic Centres.</p> <p>The site has good access to infrastructure services including the future Crows Nest metro station and St Leonards and Wollstonecraft train stations.</p> <p>The Planning Proposal is accompanied by a letter that outlines the monetary contribution that Silvernight (Crows Nest) Landowner Pty Ltd may include in a letter of offer to enter into a VPA with Council.</p>
<i>L3 – Create great places that recognise and preserve North Sydney's distinct local character and heritage</i>	<p>This planning proposal provides the opportunity to develop a key site within the Five Ways South Education & Medical Precinct. In addition, the proposal facilitates the renewal of an underperforming part of Crows Nest with a design that is responsive to the areas character and heritage.</p> <p>A HIS has been prepared by NBRS + Partners (Appendix 6). This report concludes that:</p> <ul style="list-style-type: none"> the Planning Proposal has been guided by a series of identified heritage principles to ensure the new development is sympathetic with the heritage context of the site the proposal will retain the established cultural significance of the Holtermann Estate Conservation Area and the heritage items in the vicinity of the site the proposed minor alterations are consistent with the heritage objectives of the North Sydney LEP 2013 and the North Sydney DCP 2013

Planning Priority	Comment
Productivity	
<i>P1 – Grow a stronger, more globally competitive North Sydney CBD</i>	The subject site is located in close proximity to the North Sydney CBD. The proposal therefore provides an opportunity to collaborate with and support the economic function of North Sydney CBD, creating synergistic benefits.
<i>P2 – Develop innovative and diverse business clusters in St Leonards/Crows Nest</i>	<p>The site is located within the St Leonards and Crows Nest Health and Education Precinct. The proposal seeks to leverage and collaborate with existing health and education uses within the St Leonards and Crows Nest area to strengthen and develop the precinct.</p> <p>The Site is located within the Five Ways South Education and Medical Precinct and nearby to the Crows Nest Village as per the <i>North Sydney Local Strategic Planning Statement</i> (North Sydney LSPS).</p>
<i>P3 – Enhance the commercial amenity and viability of North Sydney's local centres</i>	<p>Additional prime office space in stand-alone commercial developments, as proposed on the subject site, is likely to be required to attract business-serving commercial users and to support economic development in line with the LSPS and the 2036 Plan.</p> <p>The subject site is well located for boutique A-grade office development, of which there is currently a shortfall, as detailed in the Economic Advice prepared by SGS Economics (Appendix 5).</p> <p>The proposal will increase the number of jobs within Crows Nest and resultingly will support retail and businesses within the surrounding area.</p>
<i>P4 – Develop a smart, innovative and prosperous North Sydney economy</i>	The proposal will provide approximately 22,853m ² of employment generating floor space, positively contributing to the development of a prosperous North Sydney economy.
<i>P6 – Support walkable centres and a connected, vibrant and sustainable North Sydney</i>	<p>The site is located in close proximity to the Crows Nest Village which provides retail and food and drink premises. The site is also well serviced by public transport with a bus stop along the Pacific Highway frontage and the new Crows Nest Station within 400m.</p> <p>The proposal will provide jobs near to public transport and services encouraging walkability and reduced dependence on private vehicles.</p>

Planning Priority	Comment
Sustainability	
<i>S3 – Reduce greenhouse gas emissions, energy, water and waste</i>	<p>This planning proposal seeks to facilitate greater use of public transport to combat the use of private vehicles and in doing so reduce greenhouse emissions.</p> <p>Energy efficiency and sustainable measures will be incorporated into the design to reduce the carbon footprint of the development. A Building Services Summary Report (Appendix 10) has been prepared by NDY which outlines the sustainability targets of the proposal which include a Green Star Design and As Built equivalency performance of 5 Star and a NABERS Office Energy 5.5. Star.</p>
<i>S4 – Increase North Sydney's resilience against natural and urban hazards</i>	The site is not prone to natural disasters or hazards such as flooding, sea level rise, bushfire or landslides and resultingly the site is consistent with creating resilient commercial development.